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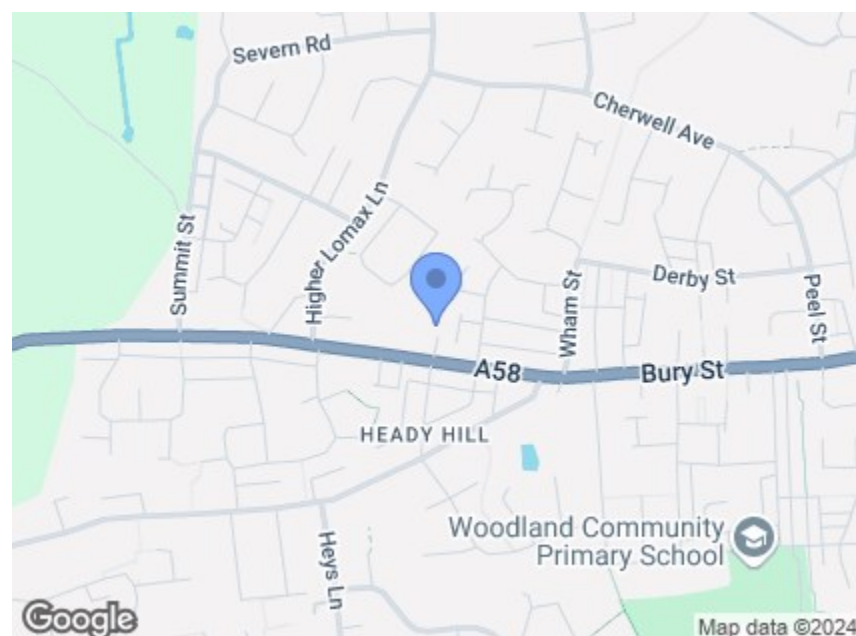


5 Knowl Hill View , Heywood, OL10 4TB

Price guide £190,000



- Well Presented Three Bedroomed Property
- Open Plan Kitchen, Diner & Living Room, With Conservatory
- Located In A Quiet, Well Sought After Cul De Sac Location
- Close To Local Amenities, Schools & Transport Links
- Ideal For First Time Buyers & Investors
- Gas Central Heating & Double Glazing Throughout
- Driveway Parking, Garage & Garden To Rear
- A Must See!!! To Appreciate Size & Location Of Property



Directions

From our central Ramsbottom office Head north on Central St towards Rothwell St. Turn right onto Bridge St, Bridge St turns slightly left and becomes Peel Brow. Slight right onto Bury New Rd and then turn right onto Manchester Rd/A56. Turn left to merge onto M66 towards Manchester/M60/M62. At junction 2, take the A58 exit to Heywood/Bury, At Heap Bridge Interchange, take the 2nd exit onto Bury New Rd/A58, then turn left onto Knowl Hill View.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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*****WELL PRESETED THREE BEDROOM PROPERTY**SITUATED IN A QUIET, CUL DE SAC LOCATION**DRIVEWAY PARKING & GARDEN TO REAR***Charles Louis Homes are pleased to bring to the market this three bedroom property that offers the perfect blend of modern living and practical design. Situated in a quiet and sought-after cul de sac location, this deceptively spacious property provides generous open plan living accommodation, kitchen and conservatory, making it an ideal family home.**

The property includes three well-proportioned bedrooms and a family bathroom, offering ample space for the entire family. The property also benefits from gas central heating and double glazing throughout, with driveway parking, garage and garden to rear.

This property is close to local amenities, local schools, parks and transport links. A Must See!!! To appreciate size and location of property.

Entrance Hall

4'4 x 5'9 (1.32m x 1.75m)
uPVC Door to front elevation, centre ceiling light, stairs leading to first floor and access to living accommodation.

Open Plan Lounge

11'11 x 14'7 (3.63m x 4.45m)
uPVC double glazed window to front elevation, coving, inset spot lights, wood effect laminate flooring, modern gas central heating radiator, open plan thought to dining area and kitchen.



Alternative View



Open Plan Dining Room

6'7 x 10'9 (2.01m x 3.28m)
French patio doors with access to conservatory and rear garden, coving, wood effect laminate flooring, inset spot lights, modern gas central heating radiator and open plan to kitchen.



Open Plan Kitchen

8'8 x 10'9 (2.64m x 3.28m)
uPVC double glazed window to rear elevation with views over garden, fitted with a range of fitted wall and base units with contrasting worktops and inset sink with mixer tap, integrated oven, microwave, fridge/ freezer, breakfast bar with induction four ring hob, grey tiled splashback, space for washing machine, inset spot spio lights, modern gas central heating radiator, power points and coving



Alternative View



Conservatory

10'10 x 9'5 (3.30m x 2.87m)
uPVC sliding doors with access to rear garden, uPVC windows, wood effect laminate flooring, gas central heating radiator.



First Floor Landing

6'1 x 7'8 (1.85m x 2.34m)

Bedroom One

10'1 x 12'8 (3.07m x 3.86m)
uPVC double glazed window to rear elevation, centre ceiling lighting, gas central heating radiator, coving



Bedroom Two

8'5 x 12'8 (2.57m x 3.86m)
uPVC double glazed window to front elevation, centre ceiling lighting, gas central heating radiator, coving



Bedroom Three

7'10 x 9'5 (2.39m x 2.87m)
uPVC double glazed window with front elevation, built in shelving and storage space, centre ceiling lighting, gas central heating radiator, coving



Family Bathroom

4'6 x 7'9 (1.37m x 2.36m)
uPVC double glazed windows to rear elevation, fitted with a three piece suite comprising of a walk in double shower, low level WC, hand wash basin with vanity unit, fully tiled flooring and walls, inset spot lights, modern fitted radiator.



Rear Garden

Private rear garden with wood fencing, mainly laid to lawn with patio area.



Garage / Driveway

Up and over door with lighting and power, driveway parking and pathway to front door.

Tenure - Freehold
Council Tax - Rochdale band B